

**LOCAL PLANNING AGENCY**  
**JANUARY 22, 2003**

**1. ROLL CALL**

The meeting was called to order at 8:45 p.m. Board members present were Chair George Greb, Vice-Chair Mike Bender, Casey Lee, Mimi Turin and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planners Deborah Ross and Brad Swing, and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** January 8, 2003

Mr. Waitkus made a motion, seconded by Ms. Turin, to approve the minutes of January 8, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. PUBLIC HEARING**

3. AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING FOR TRANSMITTAL APPLICATION LA 02-9, AMENDING THE TOWN OF DAVIE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE PLAN MAP DESIGNATION OF CERTAIN LANDS FROM "COMMERCIAL" TO "RESIDENTIAL 10 DU/AC"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Calvin Giordano & Associates/BG Pine Island Corp. & 77 Acres Trust, northwest corner of Orange Drive and Pine Island Road) **(tabled from January 8, 2003)**

Dennis Mele, representing the petitioner, was present. Mr. Swing read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Mele provided an aerial, a site plan rendering and other graphics to better convey the intent of the project. He advised of the discussions which had taken place with the Pine Island Lakes Townhomes Association (Association) in an effort to resolve their concerns and elicit their support. Mr. Mele provided background information and in a complete overview and addressed details regarding access roads and boundary buffers and their maintenance. He submitted into evidence a Conceptual Site Plan and a Letter Agreement as requested by the Association and indicated that if approval was granted, it would be subject to these items.

Ms. Turin disclosed that she had discussed some of the issues that were raised with Councilmember Starkey although it had not been specific to this item. Her quandary pertained to the pupil generation calculations which appeared unrealistic and traffic concerns due to the limitation of access points being only on Orange Drive. There was some discussion on the student generation rates which Chair Greb recalled had always been conservative. Mr. Mele explained that the elimination of the access road from Pine Island Road was a safety matter. He also pointed out that the traffic generated for this project would be less than that of a commercial use. Ms. Turin maintained that at "peak" times, however, it would be a problem.

Also discussed was the matter of the gas station and its proximity to residential units. Chair Greb cautioned that due to safety restrictions mandating a specific distance between gas pumps and residences, the entire configuration of the project may have to be altered. Mr. Mele indicated that he was aware of this caveat.

Chair Greb inquired about the conservation area indicated on the site. Mr. Mele advised that it was intended to be a wetland area never to be developed. A brief discussion ensued regarding the zoning of the conservation site and maintaining the taxes. Mr. Mele indicated that if this was a concern, he had no objection to processing an application to rezone that area.

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Chair Greb asked if anyone wished to speak for or against this issue.

Lloyd Procton, 400 SE 18 Street, indicated that he was the attorney representing the Association. He provided historical information from the Association's standpoint. Mr. Procton advised that his objective was to ensure that the Letter Agreement be a condition of any approval. He read the Letter Agreement into the record and expanded on some points for clarification.

Chair Greb reiterated his point that the agreement was tied into something that would have to change as the boundaries of the gas station were required to be a set distance from the residential development. All parties indicated that they were aware that the project was contingent on including a gas station and they would deal with its effects on the site plan in due course.

Mary Mottram, 4260 SW 87 Terrace, spoke in support of the project.

As there were no other speakers, the public hearing was closed.

Ms. Lee and Vice-Chair Bender had disclosed that some time ago, they had "walked the site" with Councilmember Paul. Discussion continued regarding the gas station issue and the need for future variances. Mr. Mele indicated that the proposal was specifically concerning the rezoning of the residential area and that the gas station was not the subject of this request. Vice-Chair Bender, Ms. Lee and Mr. Waitkus complimented Mr. Mele on his inclusion of neighbors in preparation of this proposal.

Ms. Lee made a motion, seconded by Mr. Waitkus, to approve subject to the agreement and the documentation that had been provided tonight and read into the record as well as the stipulations indicated by counsel for the developer. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - yes; Ms. Lee - yes; Ms. Turin - no; Mr. Waitkus - yes.  
**(Motion carried 4-1)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 10:02 p.m.

Date Approved: \_\_\_\_\_

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Chair/Agency Member